

1771 N STREET

REPOSITIONING

ZONING DIAGRAMS

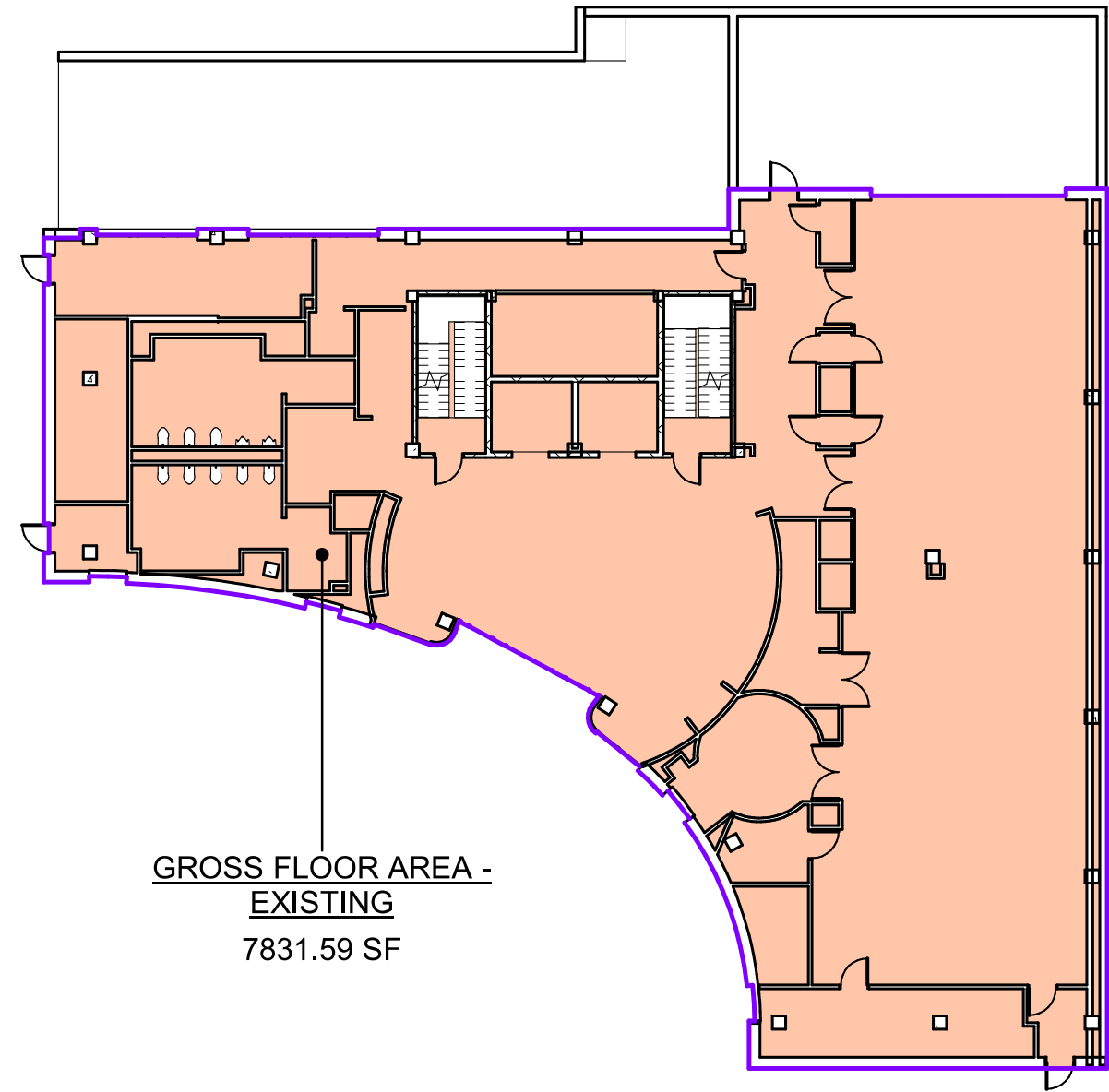
DECEMBER 14, 2018

STREAM






	PROPOSED BUILDING				AS-BUILT (1995)				COMP SHEET (1967)			
FLOOR	GFA	EXCLUSIONS	TOTAL		GFA	EXCLUSIONS	TOTAL	DELTA	GFA	DELTA 67- 95	DELTA 67- proposed	
1	6,936.84	27.38	6,909.46		7,831.59	0.00	7,831.59					
2	8,211.06	30.13	8,180.93		8,050.16	36.06	8,014.10					
3	8,211.06	30.13	8,180.93		8,050.16	36.06	8,014.10					
4	8,211.06	30.13	8,180.93		8,050.16	36.06	8,014.10					
5	8,211.06	30.13	8,180.93		8,050.16	36.06	8,014.10					
6	8,211.06	30.13	8,180.93		8,050.16	36.06	8,014.10					
7	8,211.06	30.13	8,180.93		8,050.16	36.06	8,014.10					
Total	56,203.20	208.16	55,995.04		56,132.55	216.36	55,916.19					59,129.00
Site Area	-	-	14,100.00		-	-	14,100.00					14,100.00
FAR	-	-	3.97		-	-	3.97	0.00	4.19	-0.23	-0.22	
Penthouse	3,814.14	30.24	3,783.90		0.00	-	3,652.97		4,091.00			
Site Area	-	-	14,100.00		-	-	14,100.00		14,100.00			
FAR	-	-	0.27		-	-	0.26	-0.01	0.29	-0.03	-0.02	
	Exclusions - Typical Floor				Exclusions - Typical Floor							
	4.50	(4.50 SFshaft space at toilet rm) x 1			17.47	(17.47 SF shaft space at toilet rm) x 1						
	12.92	(12.92 SFshaft space at core) x 1			18.59	(18.59 SFshaft space at core) x 1						
	7.12	(7.12 SFshaft space at core) x 1										
	4.19	(4.19 SFshaft space at core) x 1										
	1.40	(0.2 SF pipe sleeves at core) x 7										

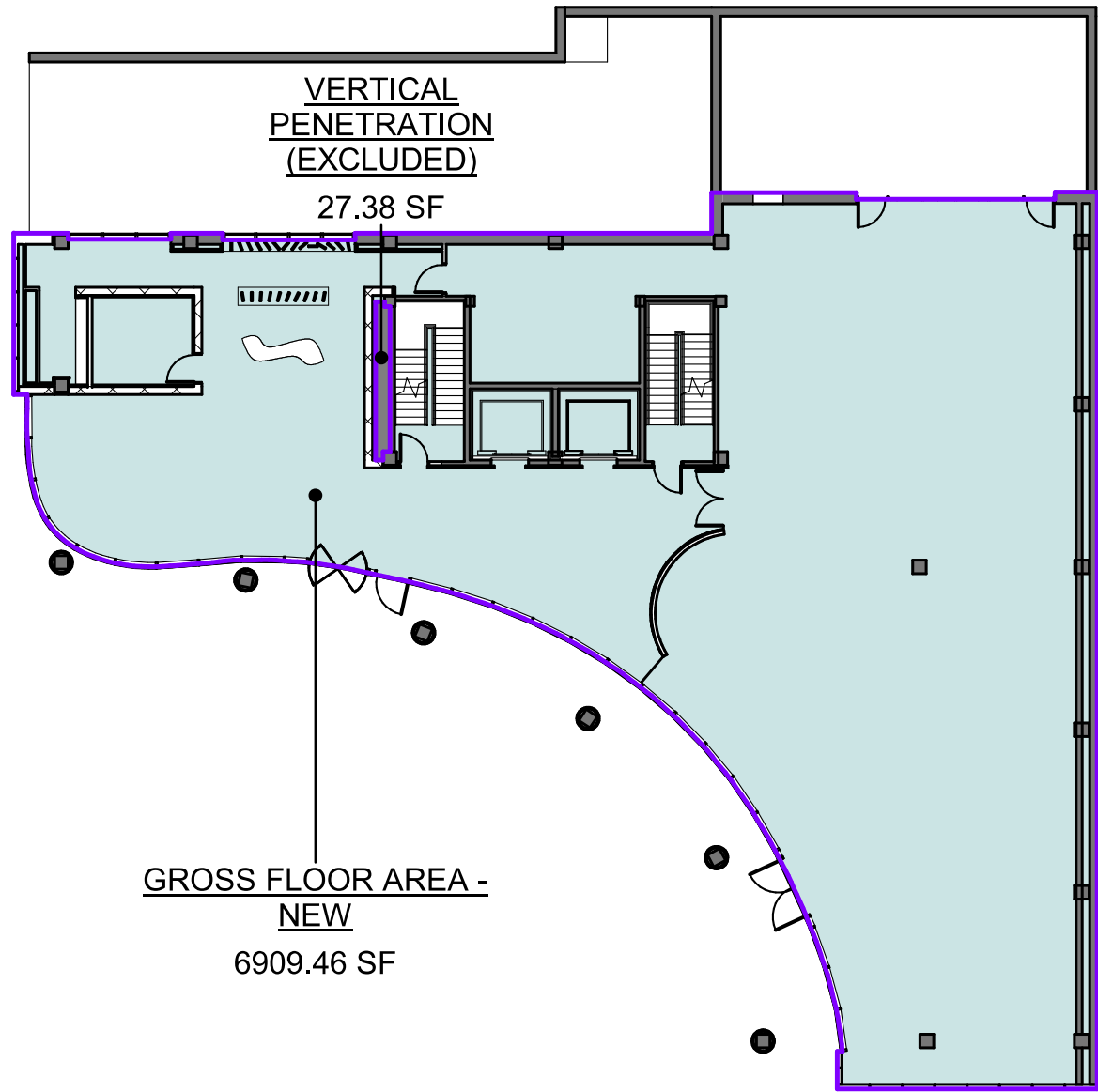


GROSS FLOOR AREA


 GROSS FLOOR AREA - EXISTING


LEVEL 1 - AS BUILT

1" = 20'-0"



GROSS FLOOR AREA

 GROSS FLOOR AREA - NEW

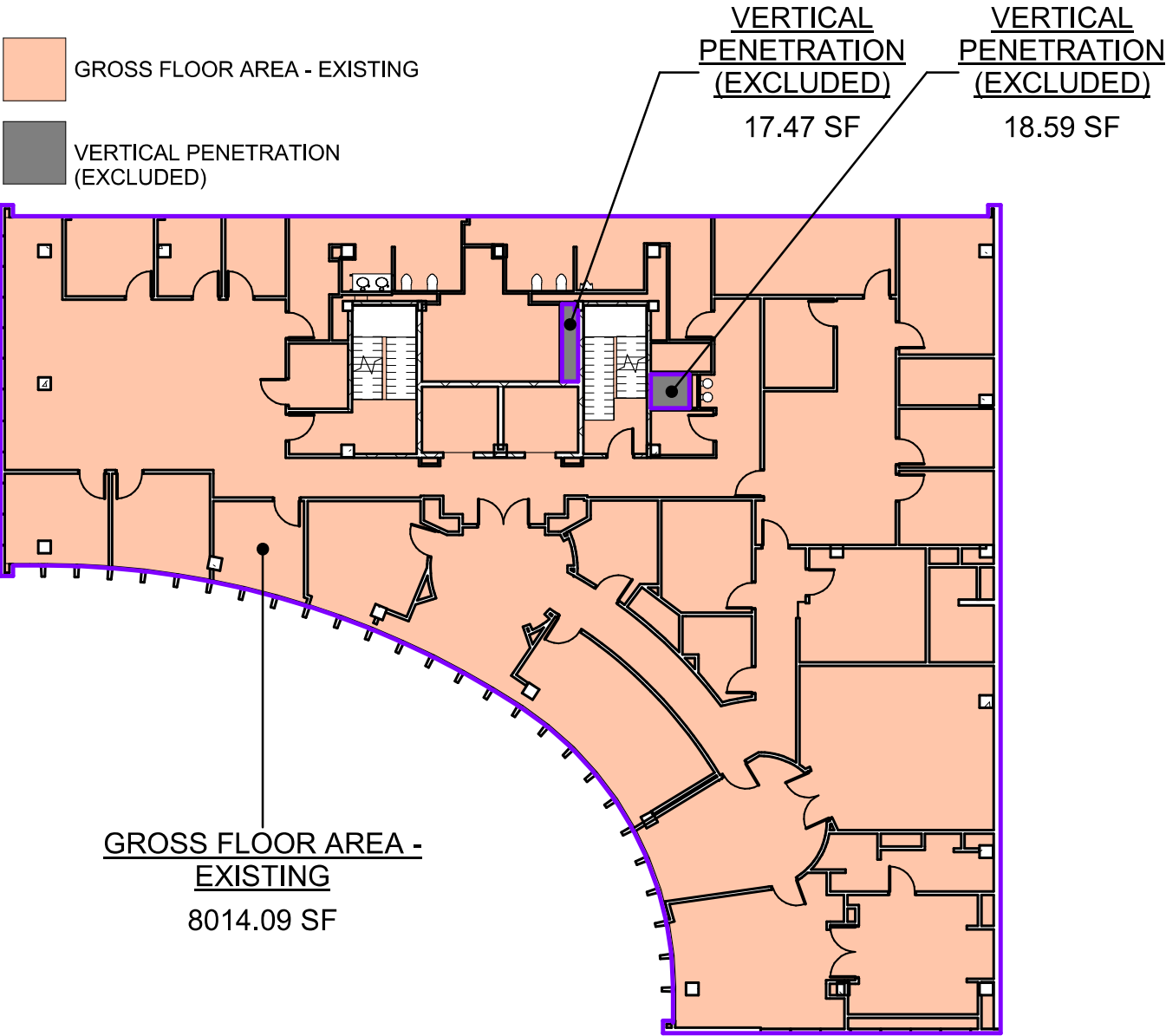
 VERTICAL PENETRATION
(EXCLUDED)

LEVEL 1 - PROPOSED

1" = 20'-0"

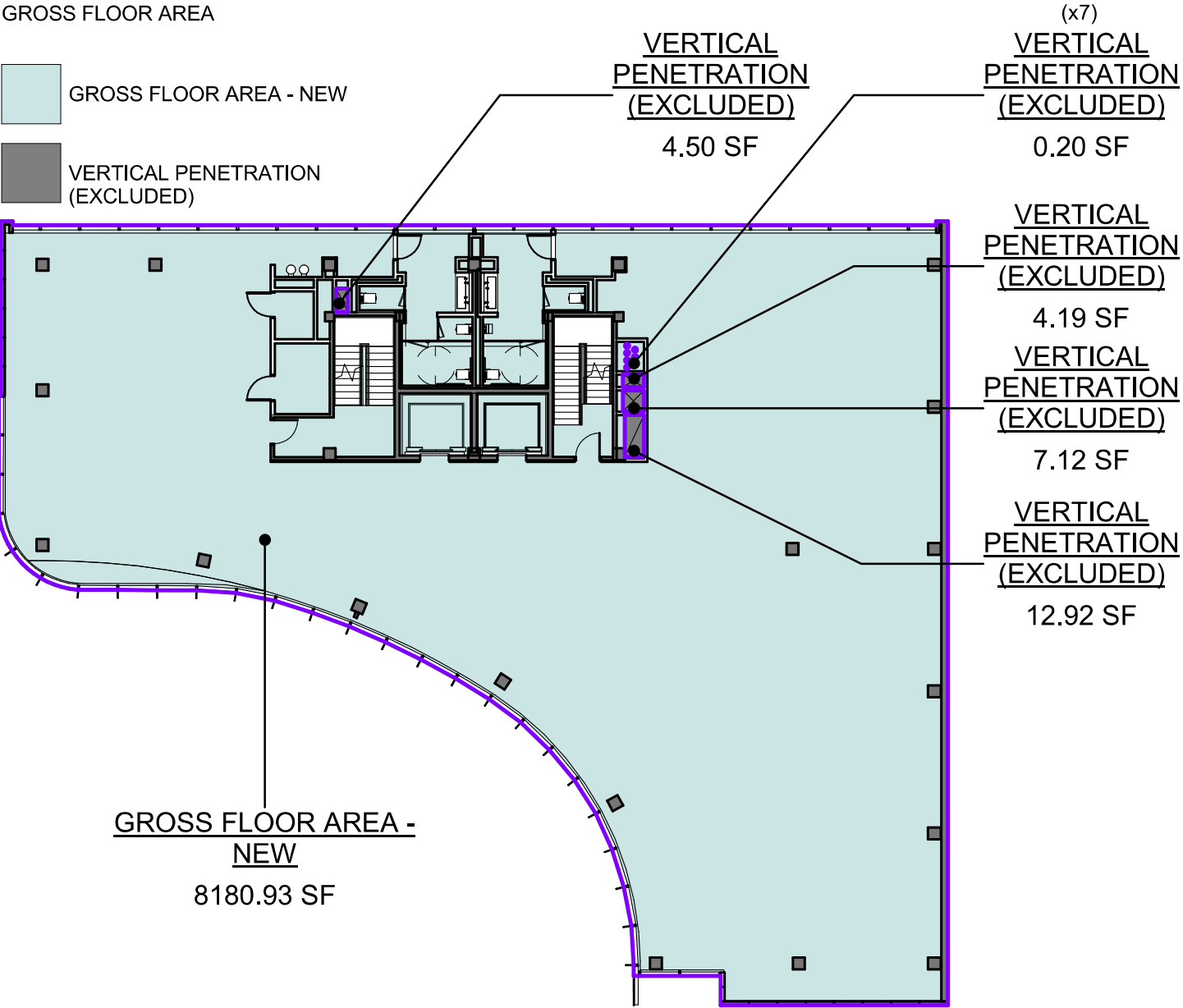
GROSS FLOOR AREA

- GROSS FLOOR AREA - EXISTING
- VERTICAL PENETRATION (EXCLUDED)



GROSS FLOOR AREA

- GROSS FLOOR AREA - NEW
- VERTICAL PENETRATION (EXCLUDED)



LEVEL 2 - AS BUILT

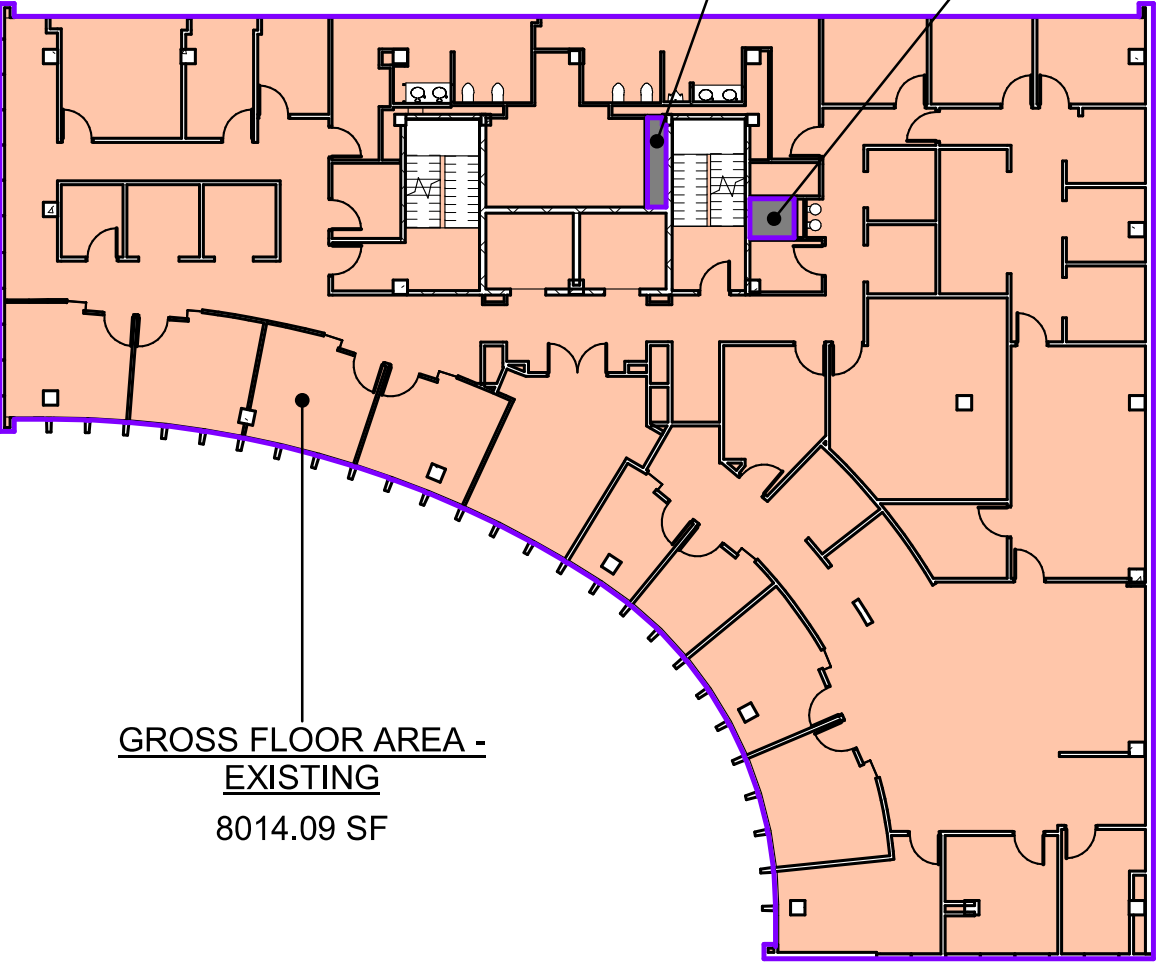
1" = 20'-0"

LEVEL 2 - PROPOSED

1" = 20'-0"

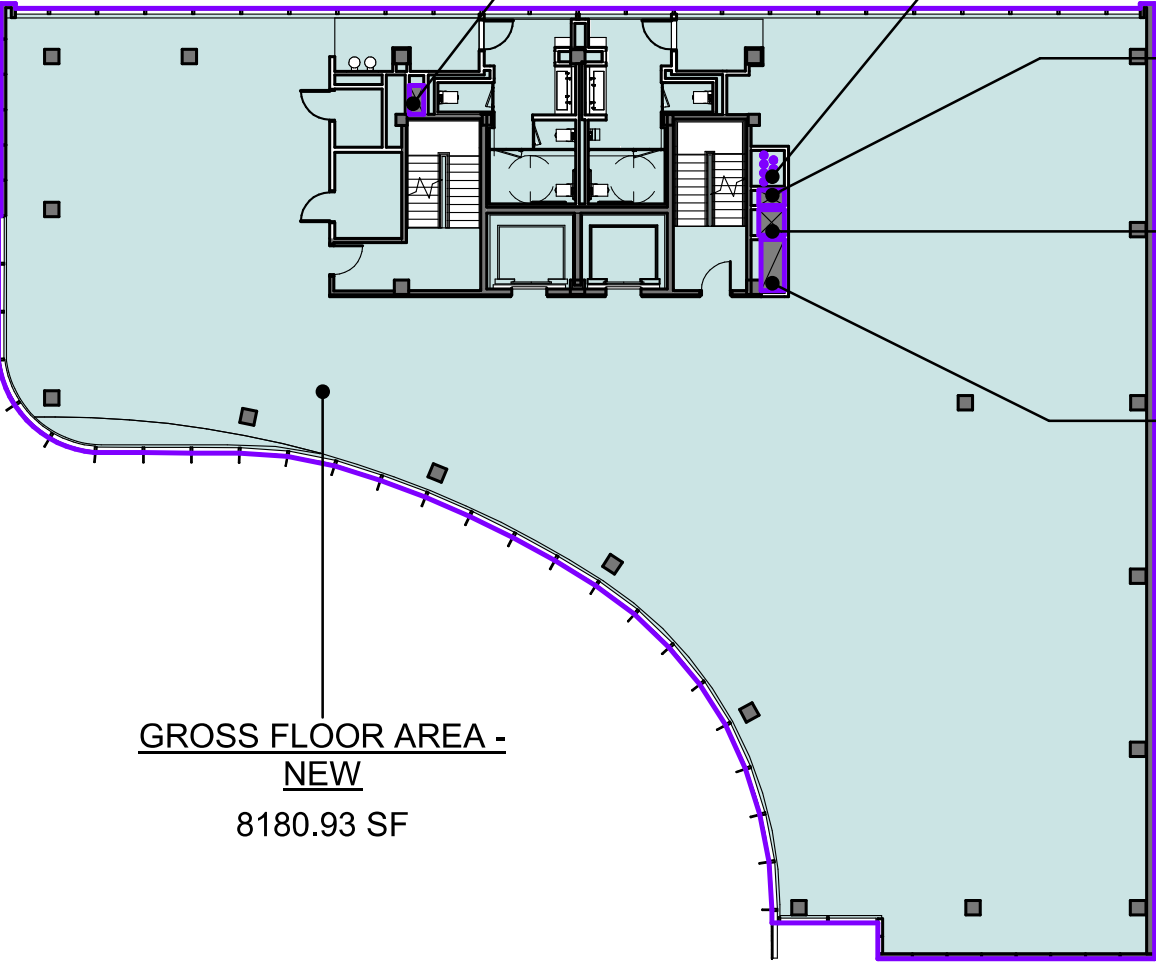
GROSS FLOOR AREA

- GROSS FLOOR AREA - EXISTING
- VERTICAL PENETRATION (EXCLUDED)



GROSS FLOOR AREA

- GROSS FLOOR AREA - NEW
- VERTICAL PENETRATION (EXCLUDED)



LEVEL 3 - AS BUILT

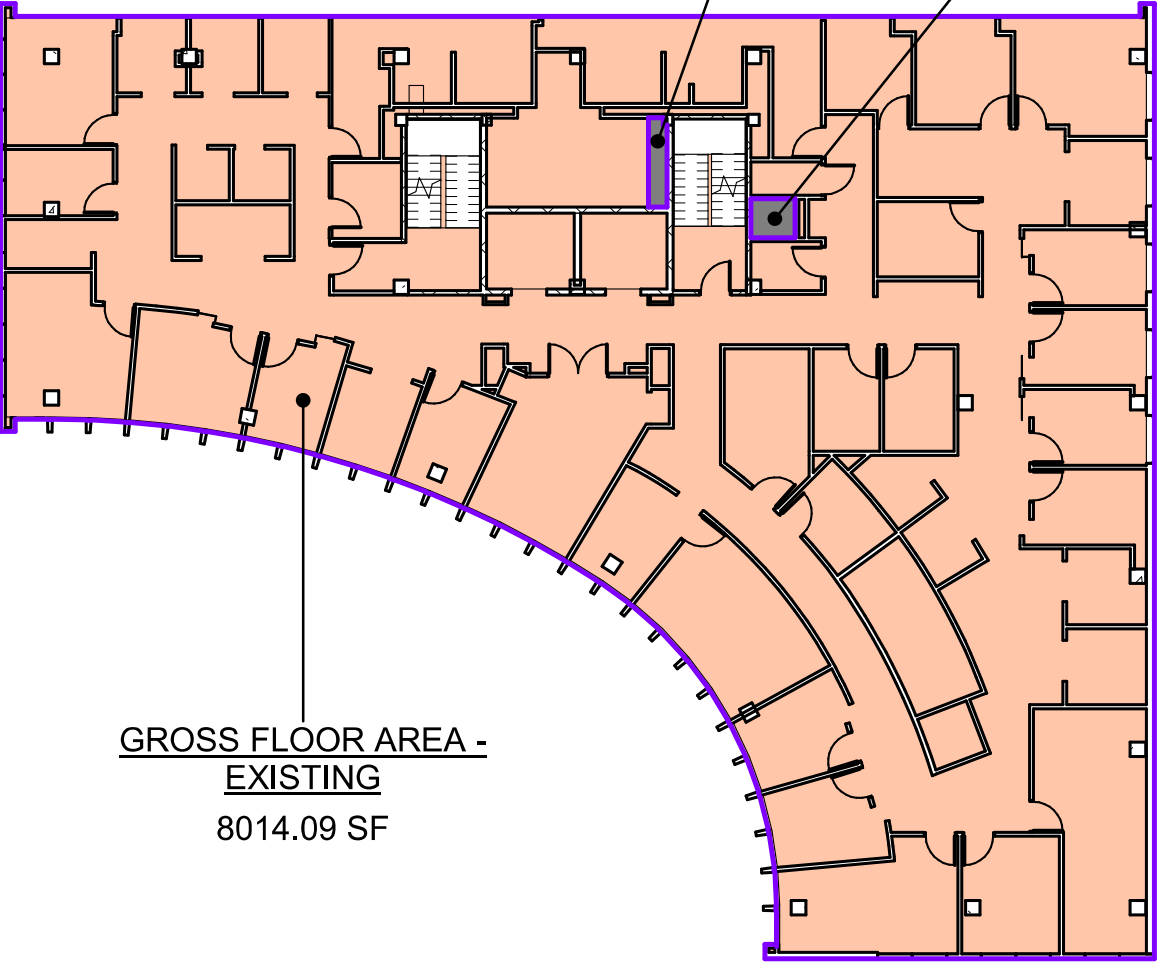
1" = 20'-0"

LEVEL 3 - PROPOSED

1" = 20'-0"

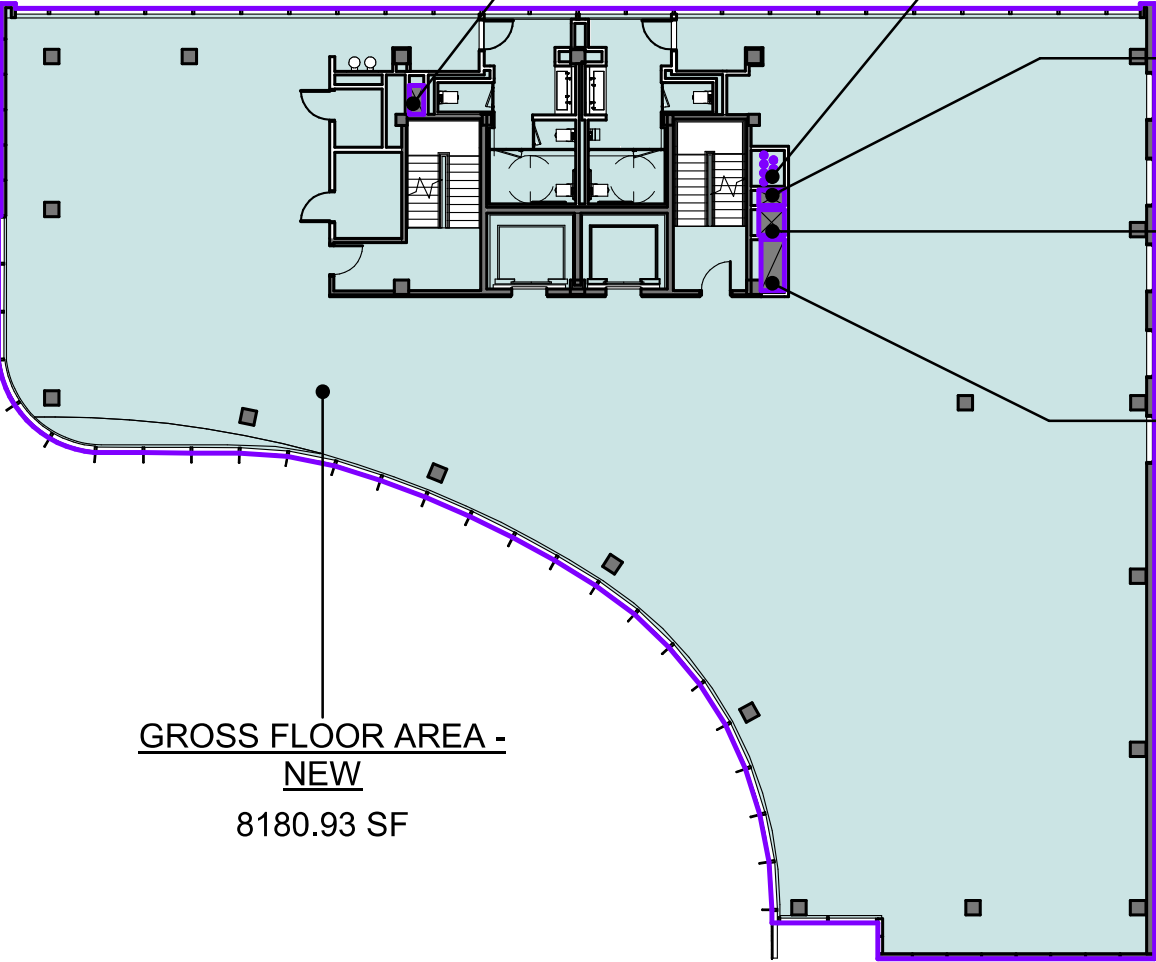
GROSS FLOOR AREA

- GROSS FLOOR AREA - EXISTING
- VERTICAL PENETRATION (EXCLUDED)



GROSS FLOOR AREA

- GROSS FLOOR AREA - NEW
- VERTICAL PENETRATION (EXCLUDED)



LEVEL 4 - AS BUILT

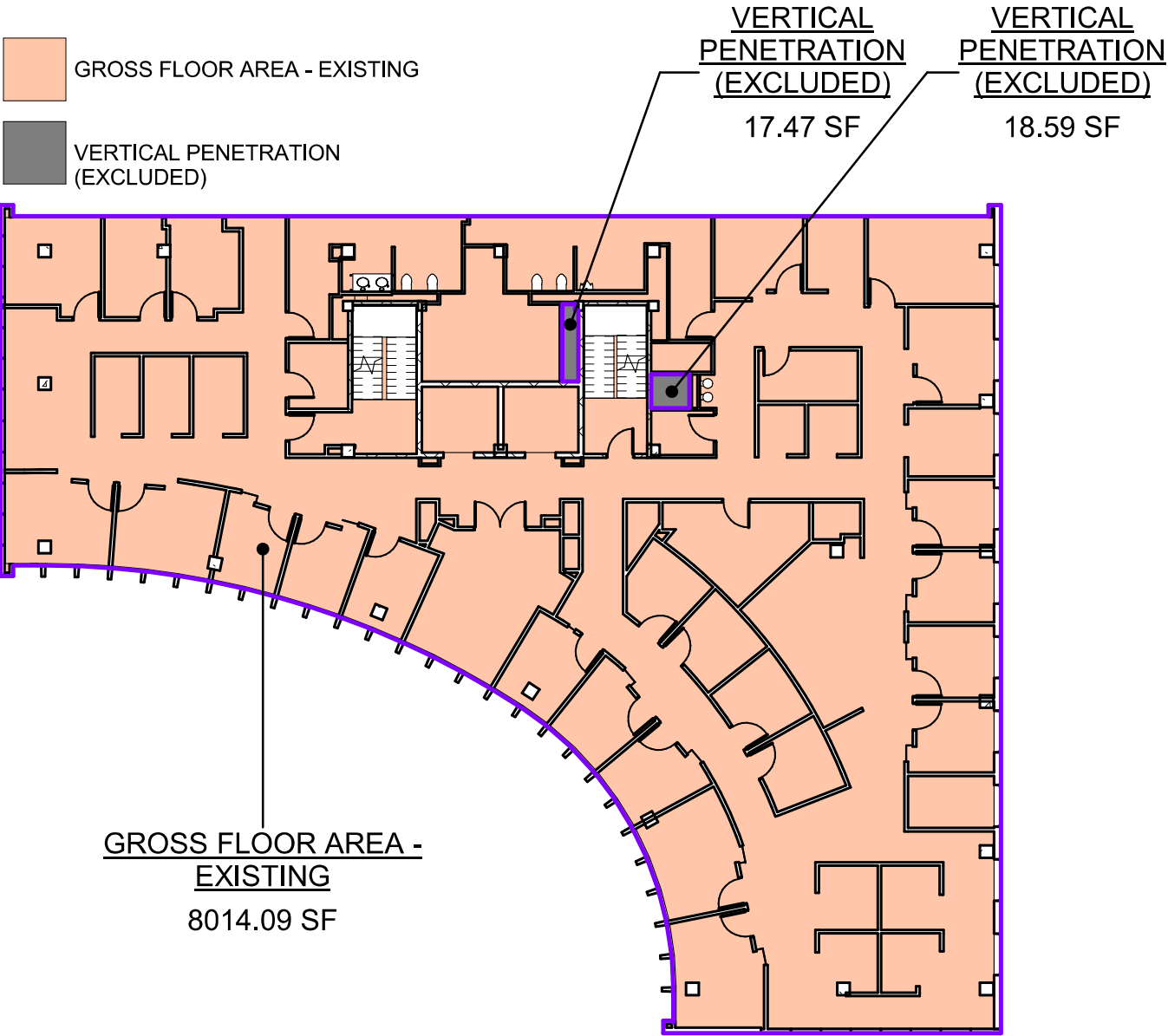
1" = 20'-0"

LEVEL 4 - PROPOSED

1" = 20'-0"

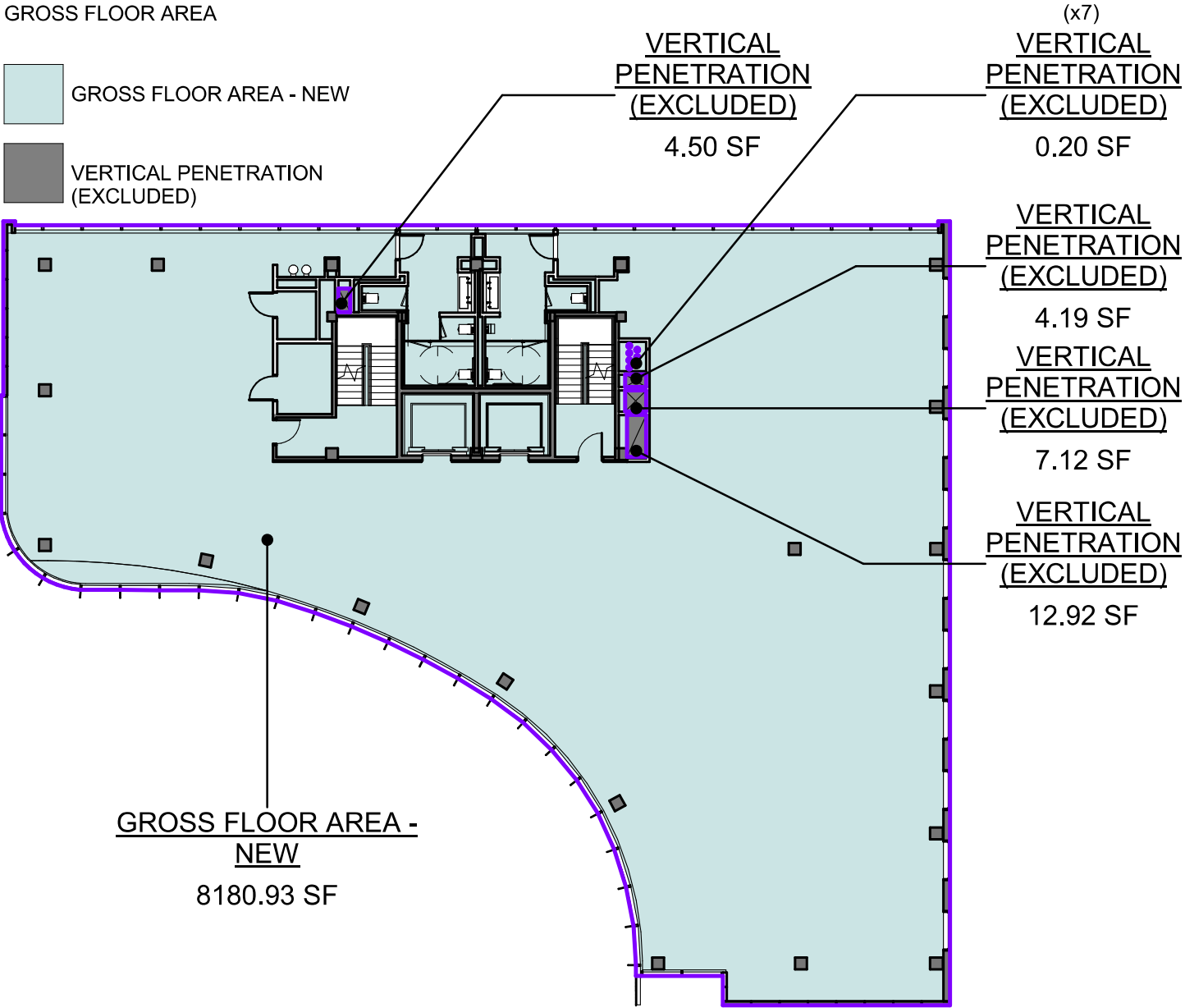
GROSS FLOOR AREA

- GROSS FLOOR AREA - EXISTING
- VERTICAL PENETRATION (EXCLUDED)



GROSS FLOOR AREA

- GROSS FLOOR AREA - NEW
- VERTICAL PENETRATION (EXCLUDED)



LEVEL 5 - AS BUILT

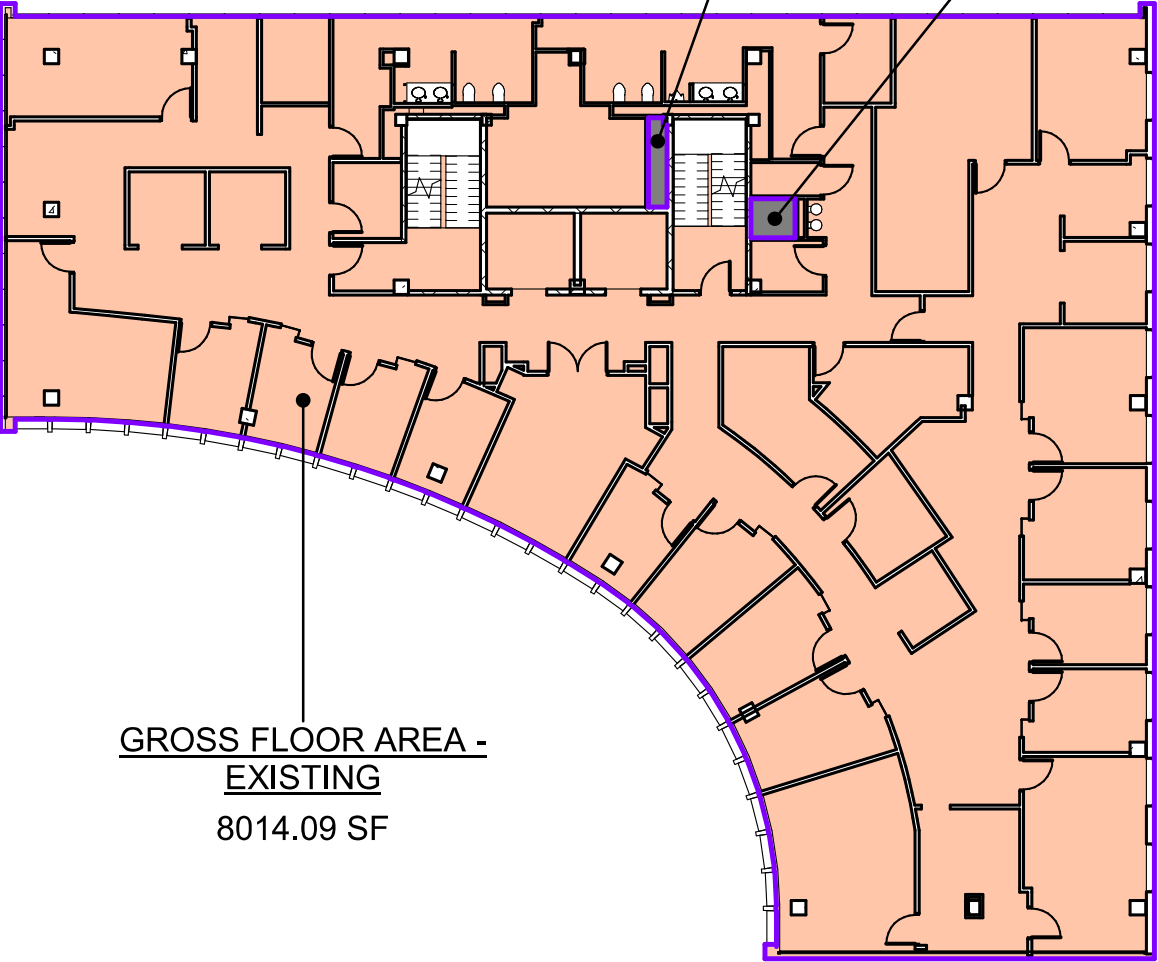
1" = 20'-0"

LEVEL 5 - PROPOSED

1" = 20'-0"

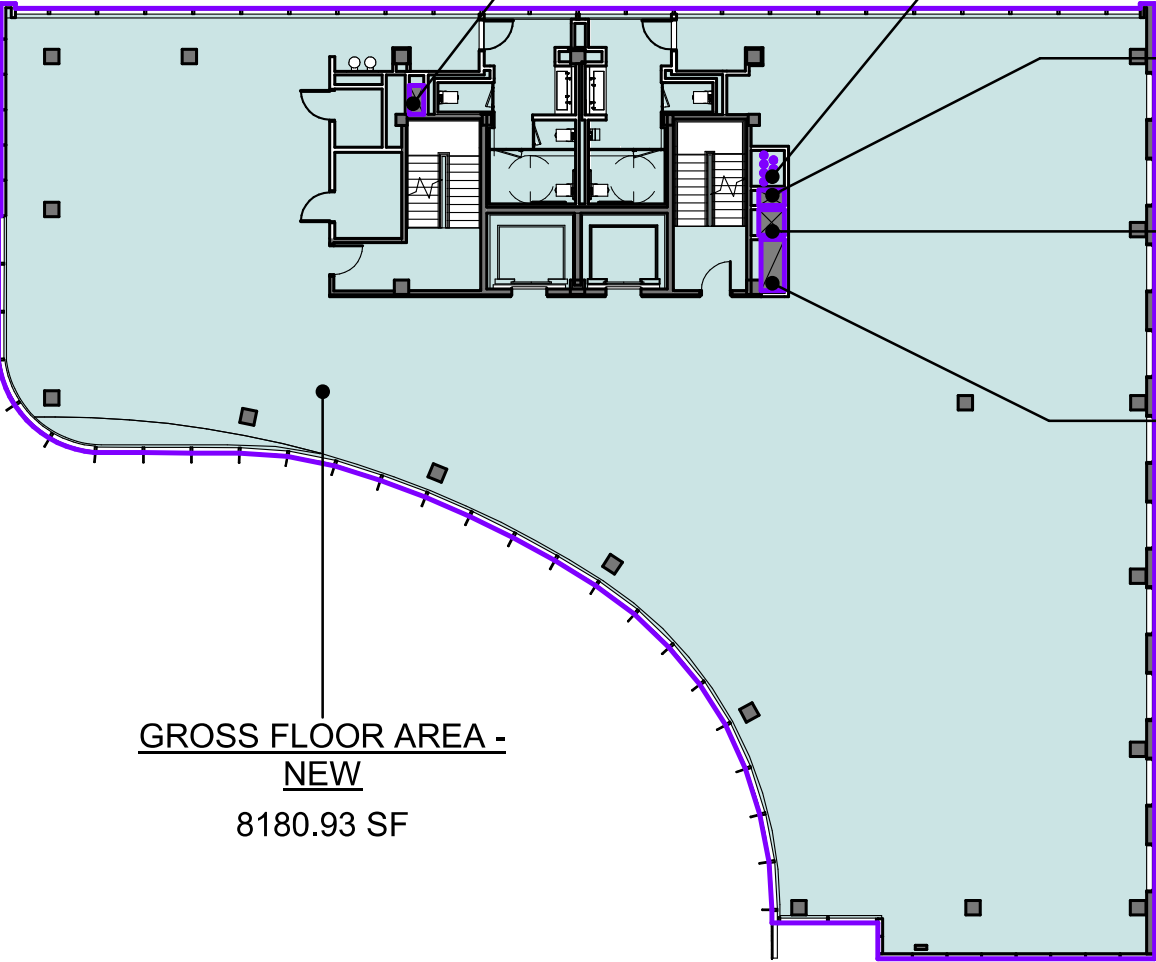
GROSS FLOOR AREA

- GROSS FLOOR AREA - EXISTING
- VERTICAL PENETRATION (EXCLUDED)



GROSS FLOOR AREA

- GROSS FLOOR AREA - NEW
- VERTICAL PENETRATION (EXCLUDED)



LEVEL 6 - AS BUILT

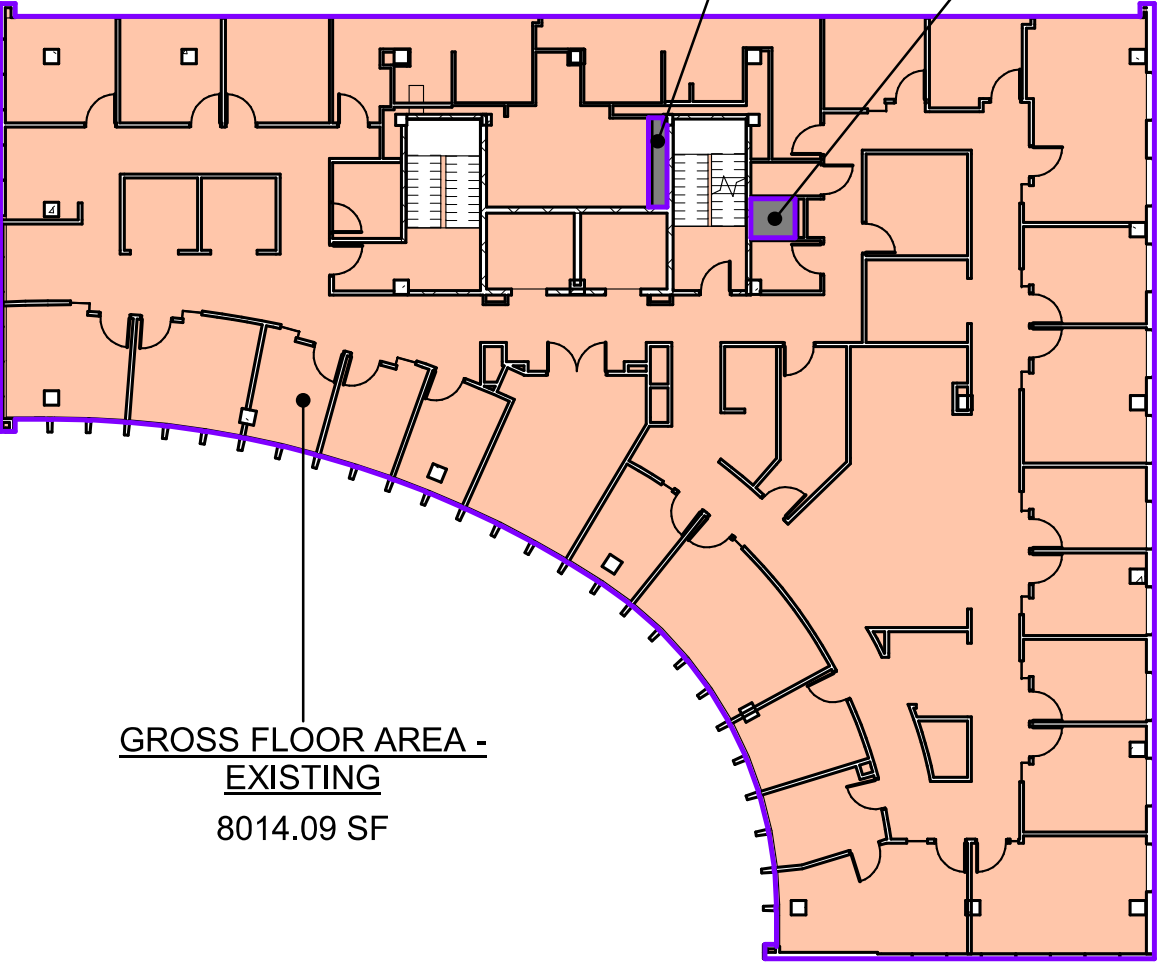
1" = 20'-0"

LEVEL 6 - PROPOSED

1" = 20'-0"

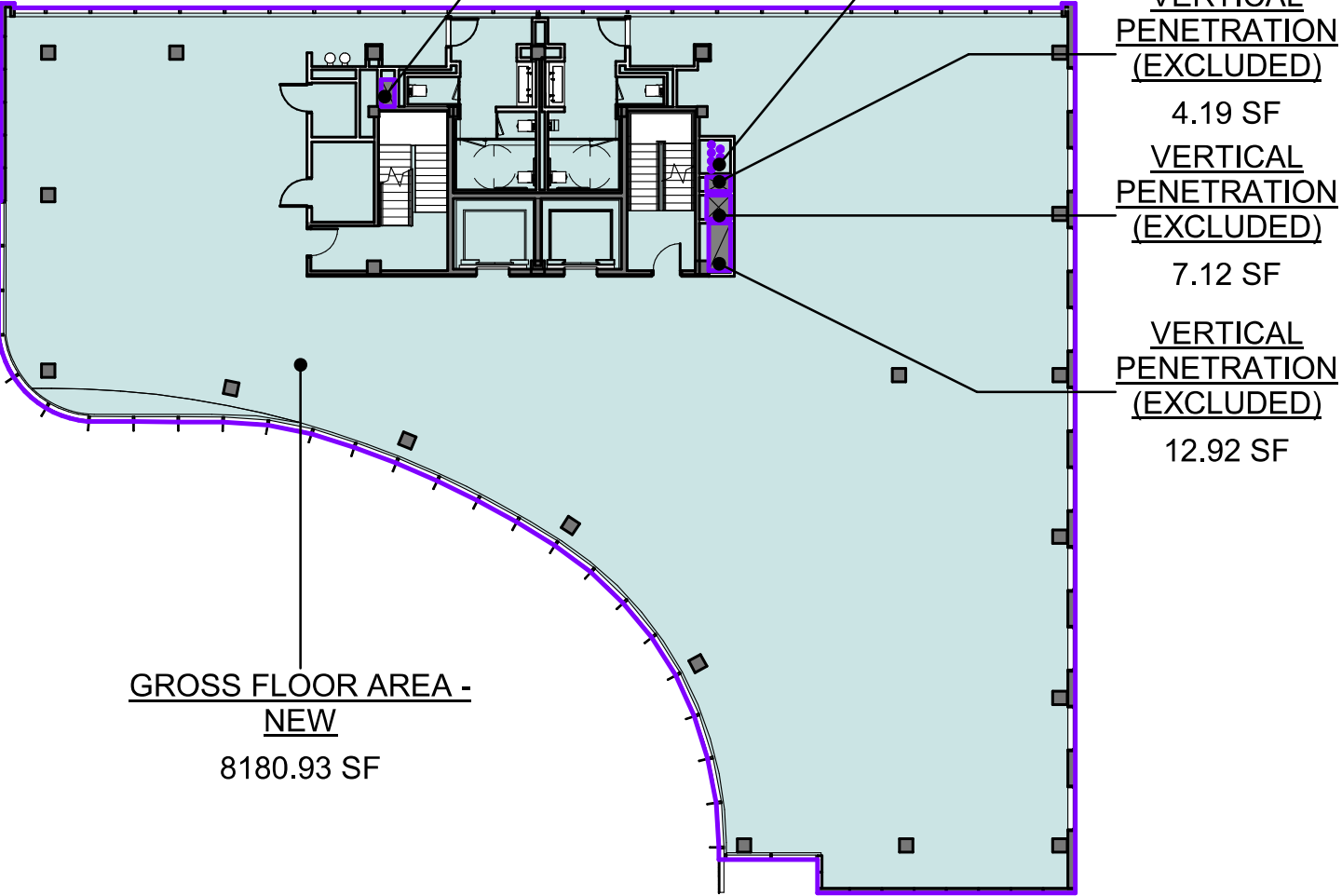
GROSS FLOOR AREA

- GROSS FLOOR AREA - EXISTING
- VERTICAL PENETRATION (EXCLUDED)



GROSS FLOOR AREA

- GROSS FLOOR AREA - NEW
- VERTICAL PENETRATION (EXCLUDED)



LEVEL 7 - AS BUILT

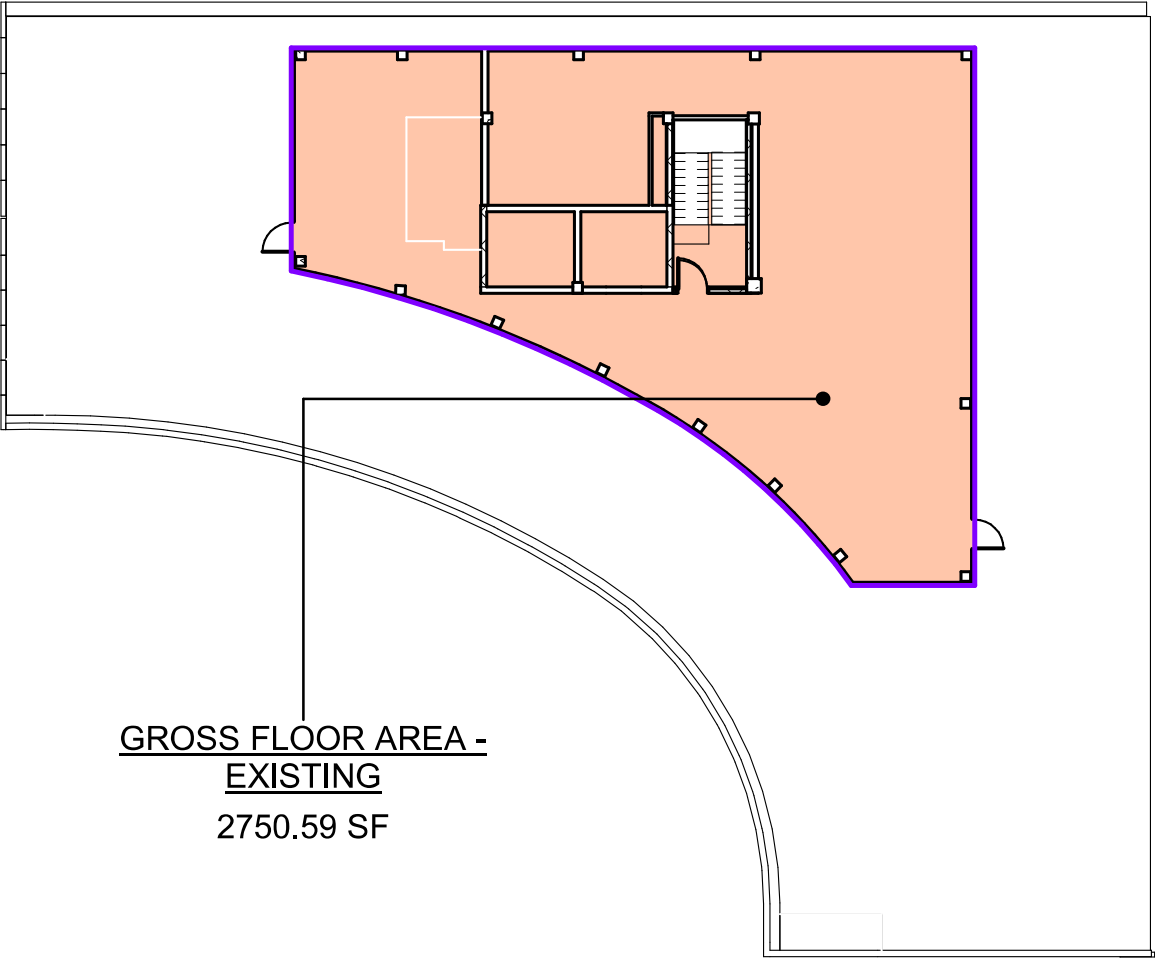
1" = 20'-0"

LEVEL 7 - PROPOSED

1" = 20'-0"

GROSS FLOOR AREA

GROSS FLOOR AREA - EXISTING

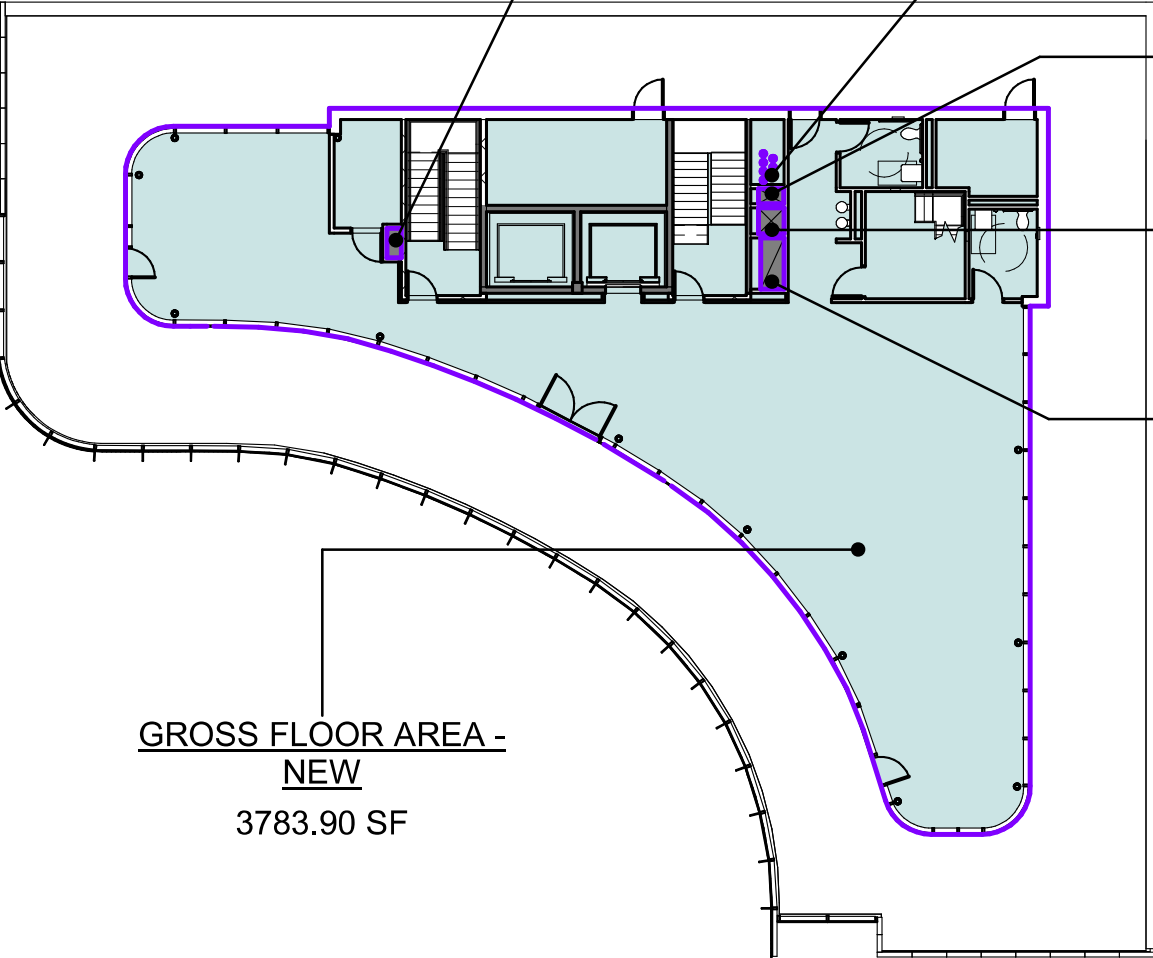


PENTHOUSE - AS BUILT

1" = 20'-0"

GROSS FLOOR AREA

GROSS FLOOR AREA - NEW
VERTICAL PENETRATION (EXCLUDED)



PENTHOUSE - PROPOSED

1" = 20'-0"

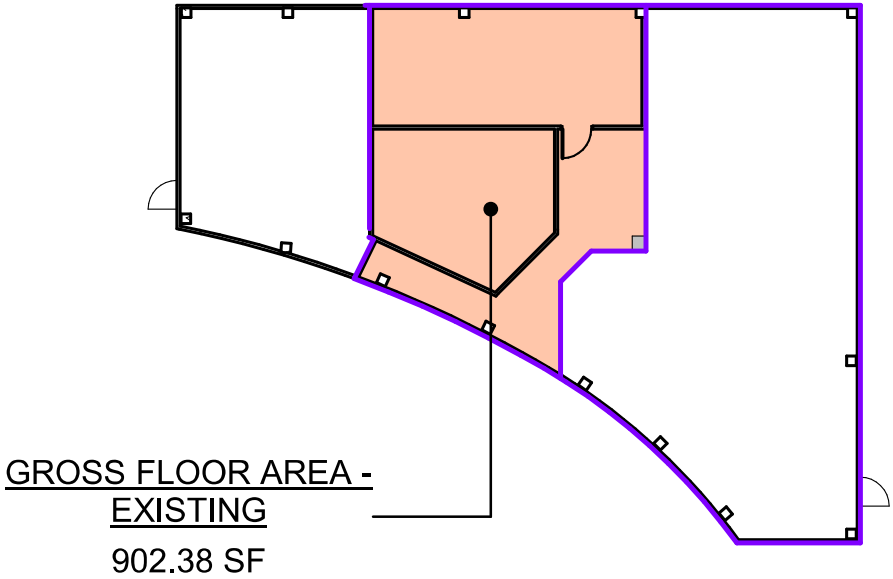
VERTICAL PENETRATION (EXCLUDED)
4.61 SF

(x7)
VERTICAL PENETRATION (EXCLUDED)
0.20 SF

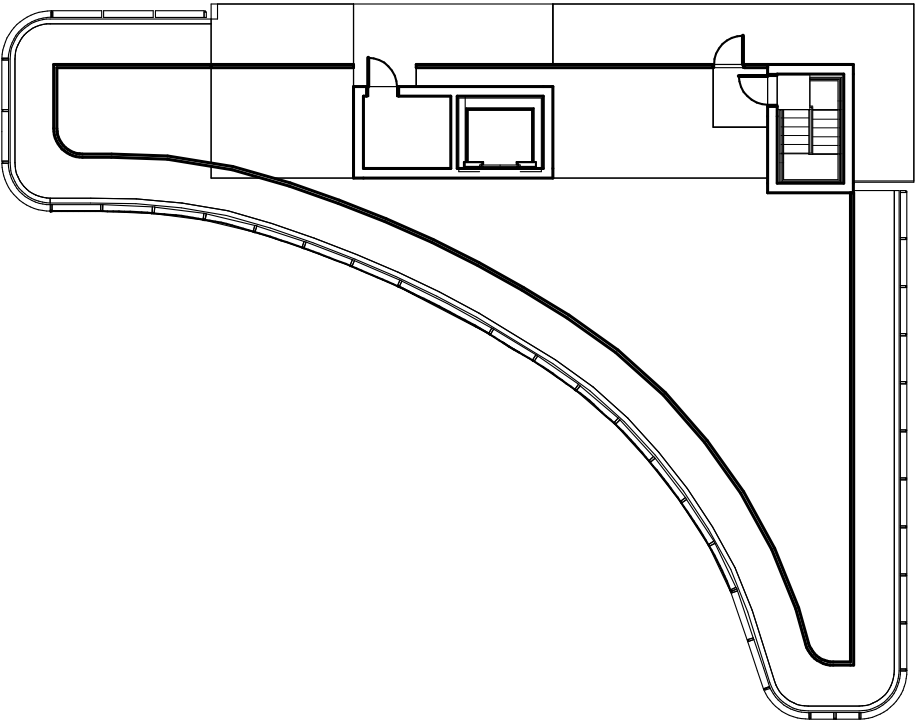
VERTICAL PENETRATION (EXCLUDED)
4.19 SF

VERTICAL PENETRATION (EXCLUDED)
7.12 SF

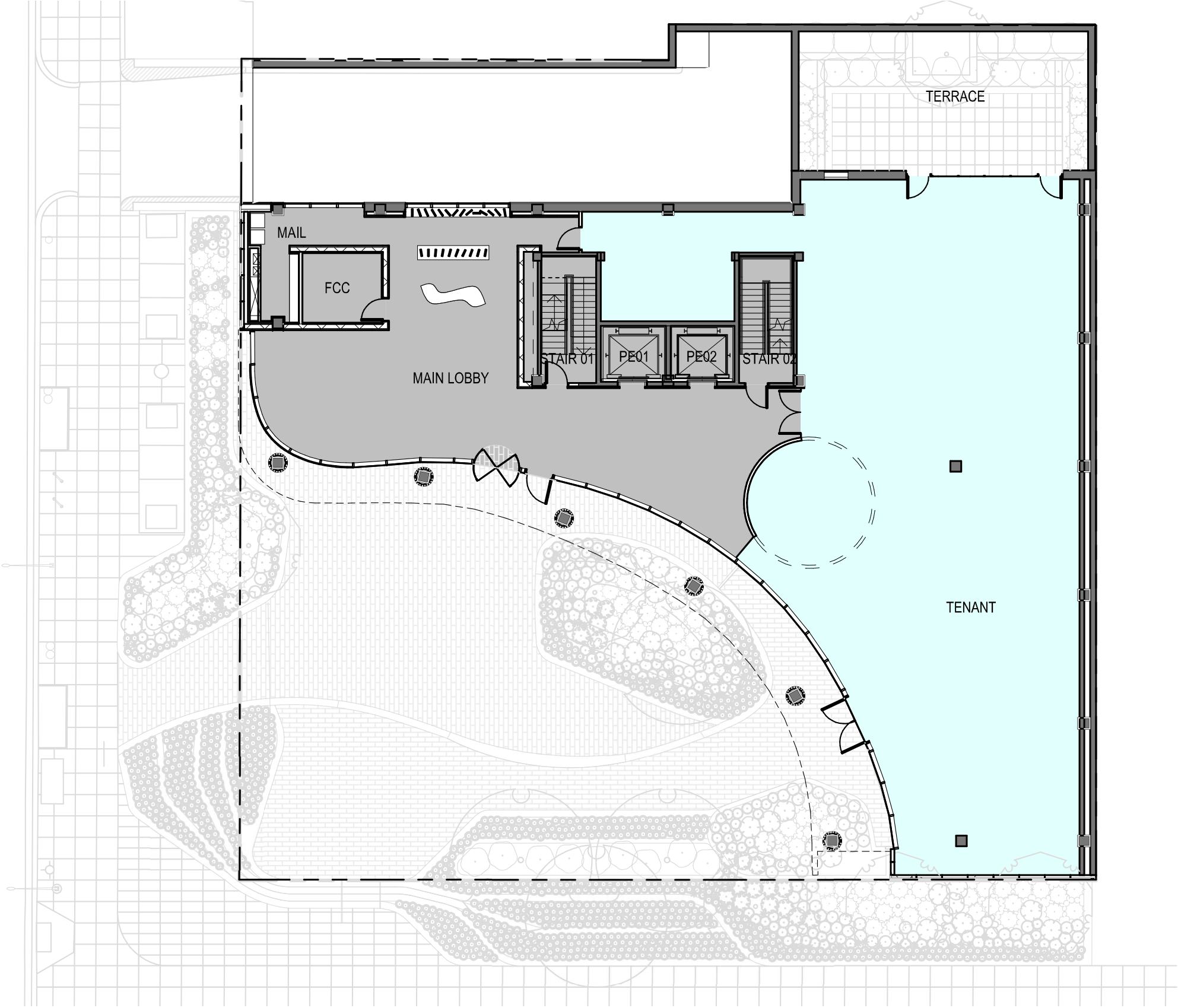
VERTICAL PENETRATION (EXCLUDED)
12.92 SF



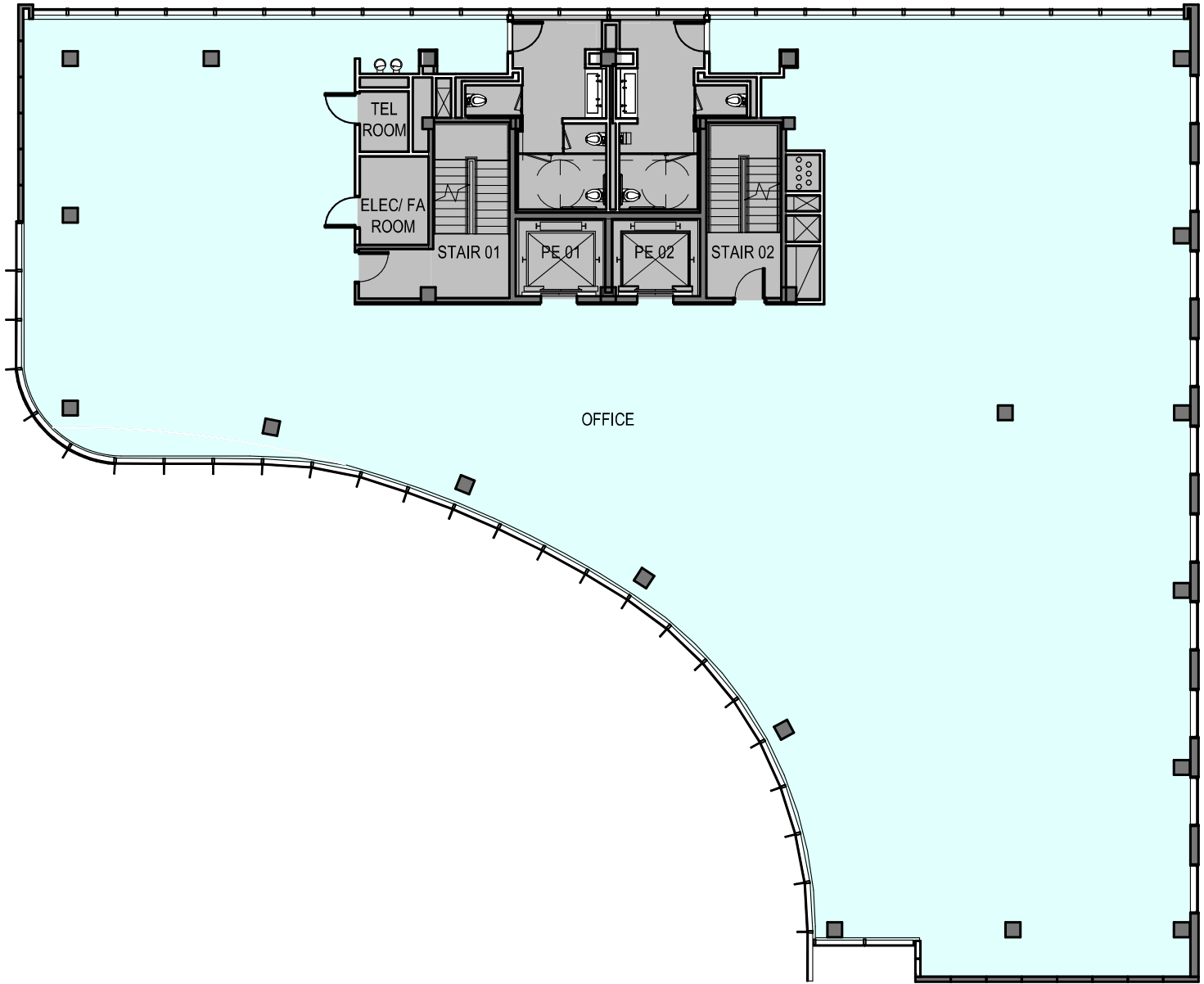
MACHINE ROOM - AS BUILT
1" = 20'-0"



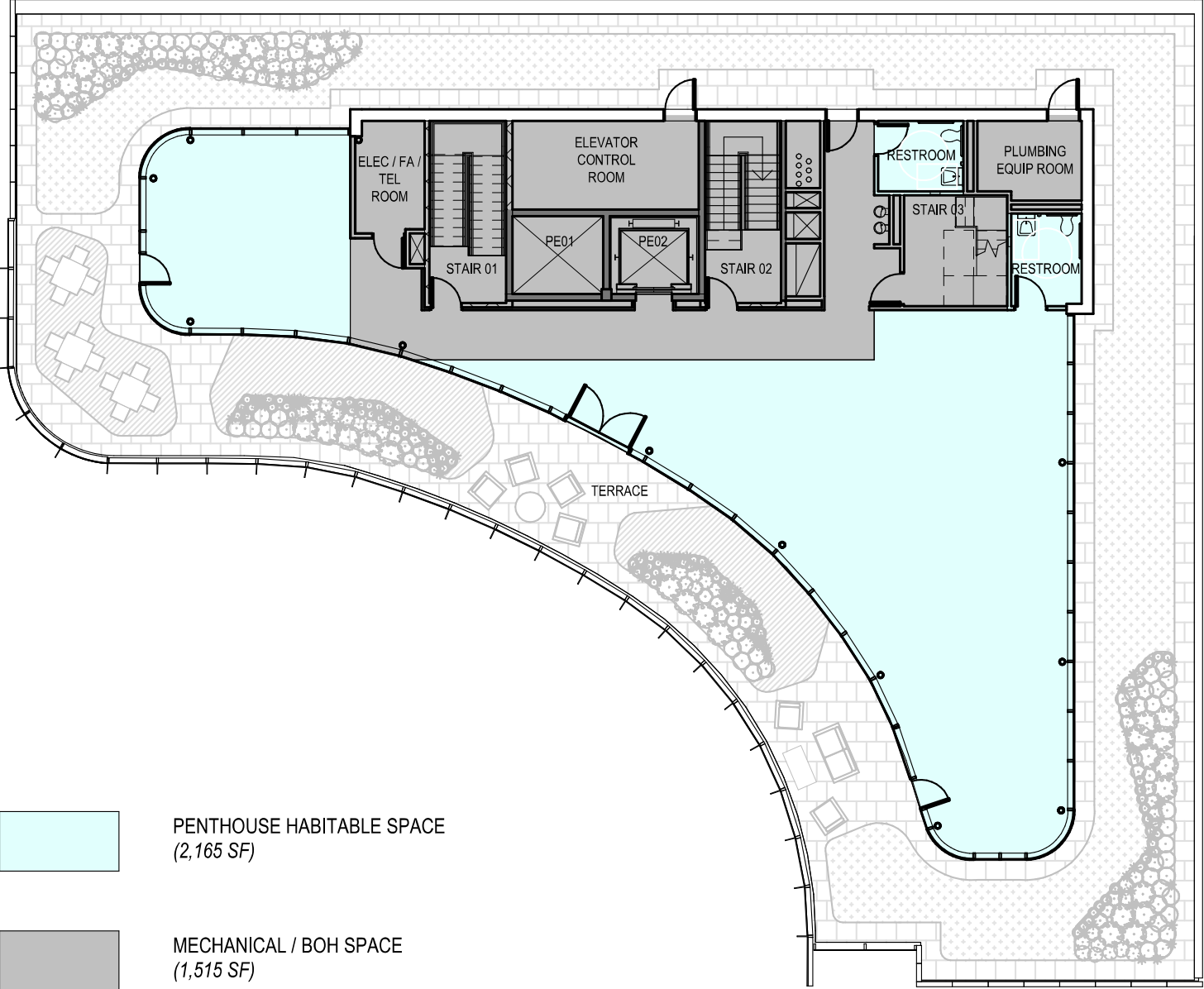
MACHINE ROOM & MECH - PROPOSED
1" = 20'-0"



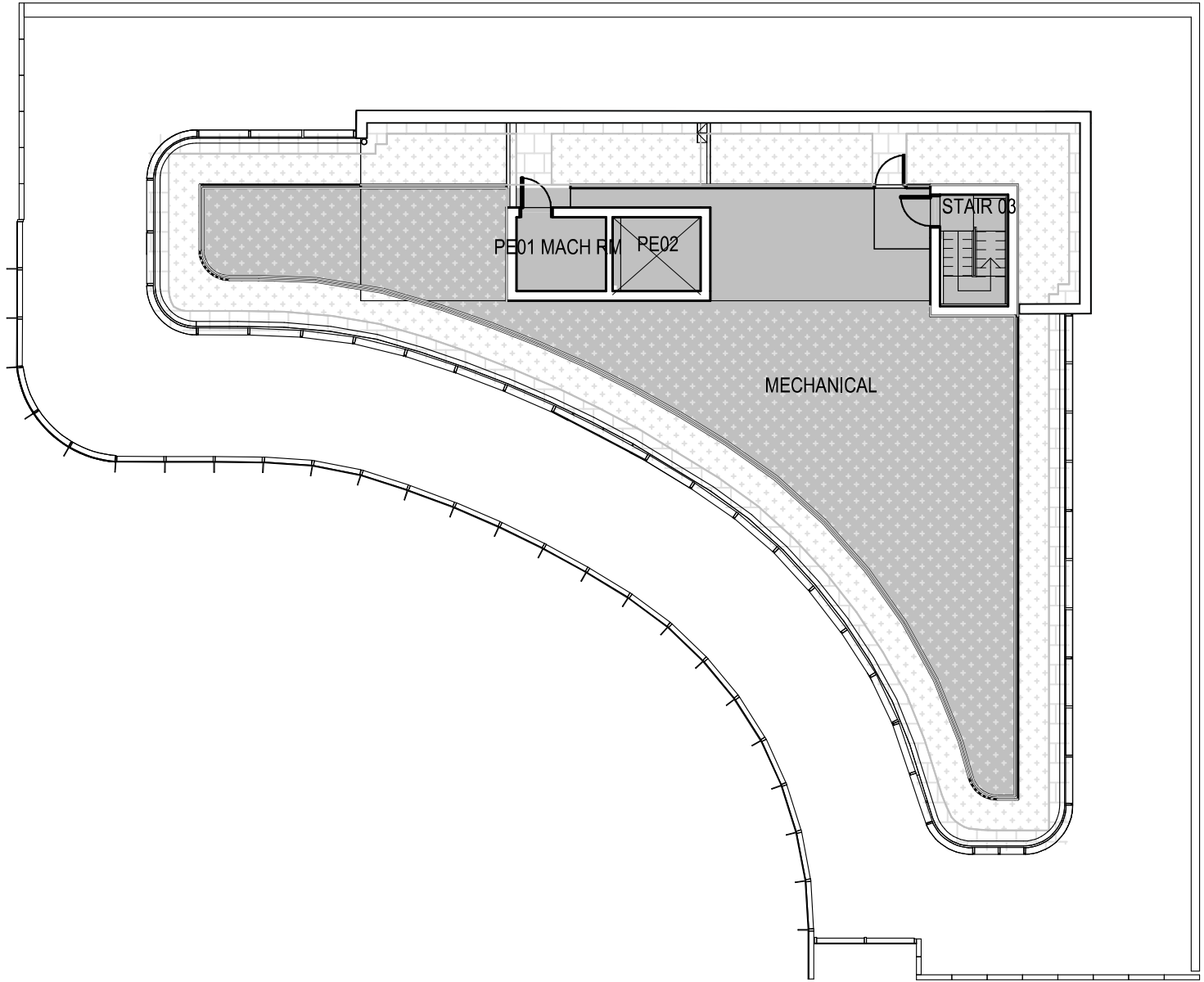
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



PENTHOUSE FLOOR PLAN



MECHANICAL ROOF PLAN

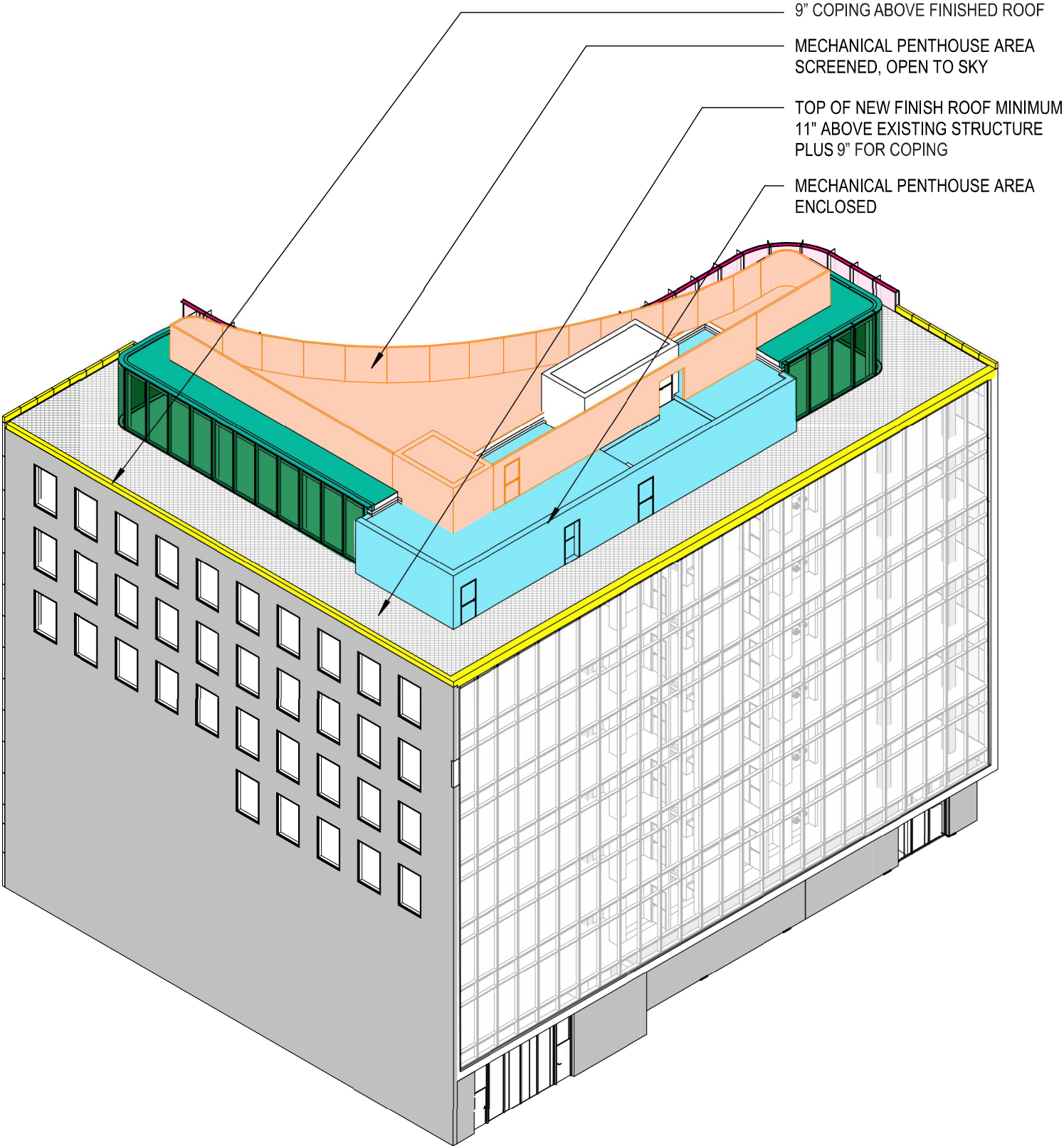
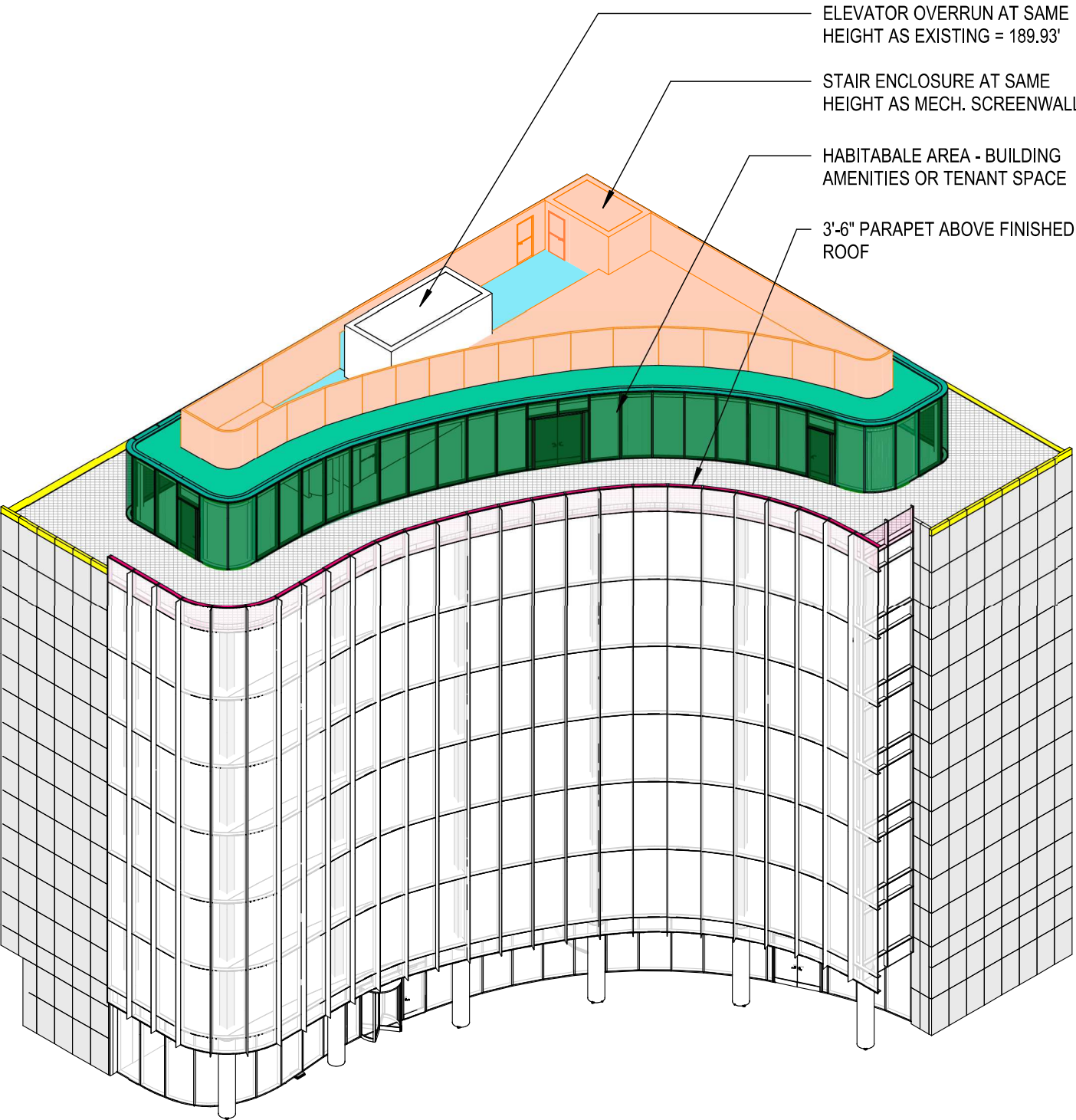


DIAGRAM 1 - PH LEVEL HEIGHT 3D DIAGRAM

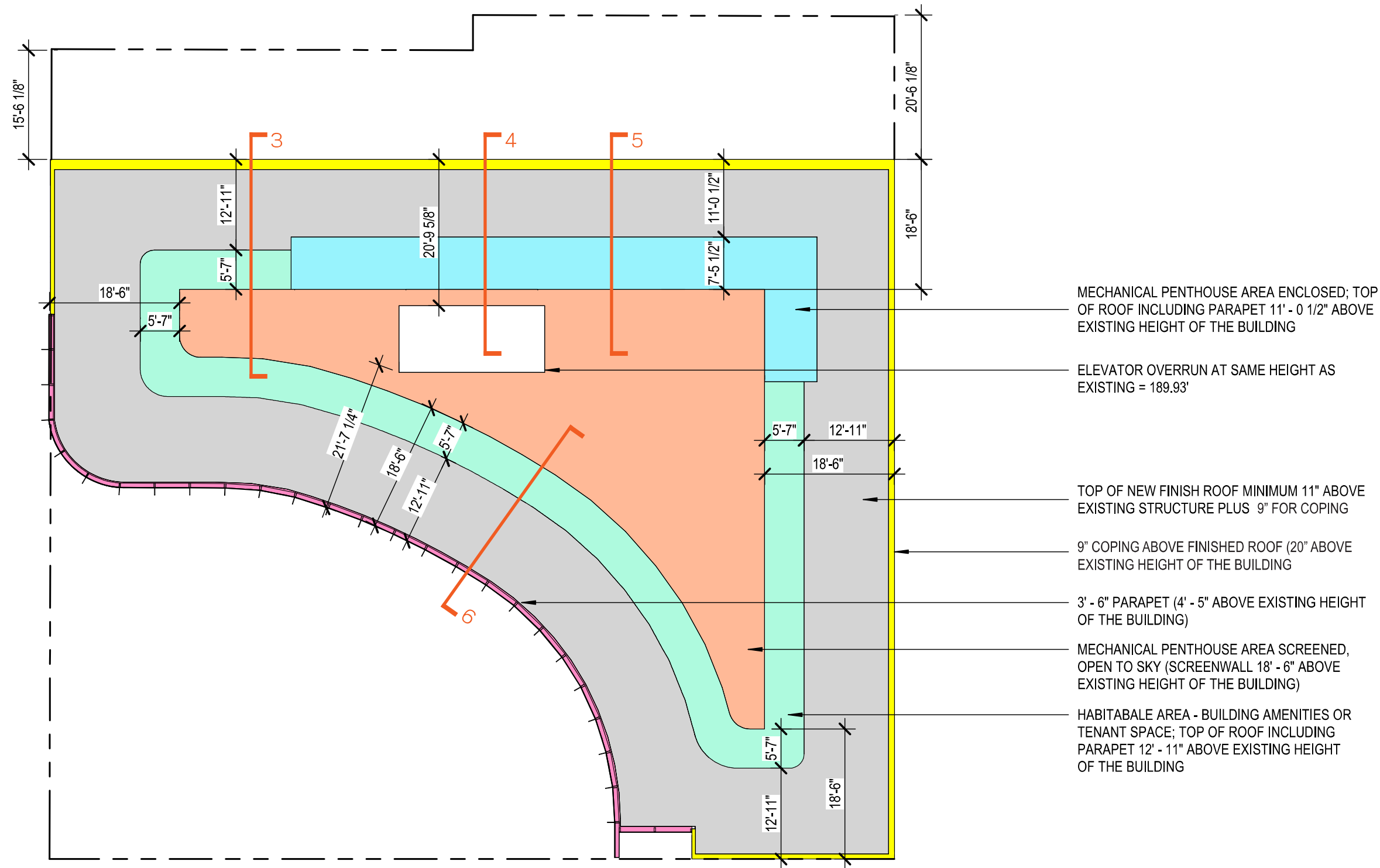


DIAGRAM 2 - PH LEVEL HEIGHT DIAGRAM

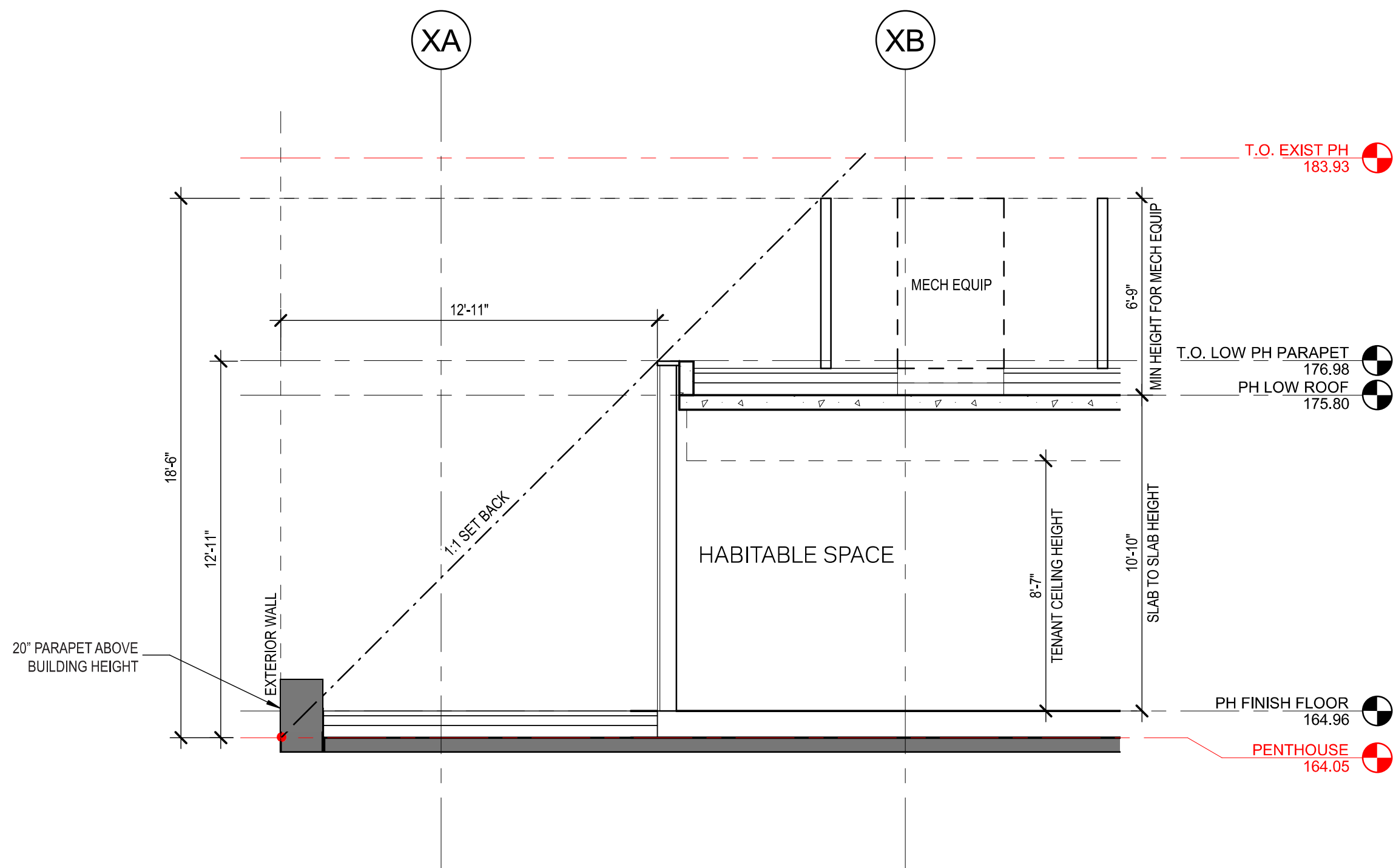


DIAGRAM 3 - PH LEVEL SET BACK AT HABITABLE SPACE (12' - 11" HEIGHT) AND MECH SCREEN WALL (18' - 6") HEIGHT

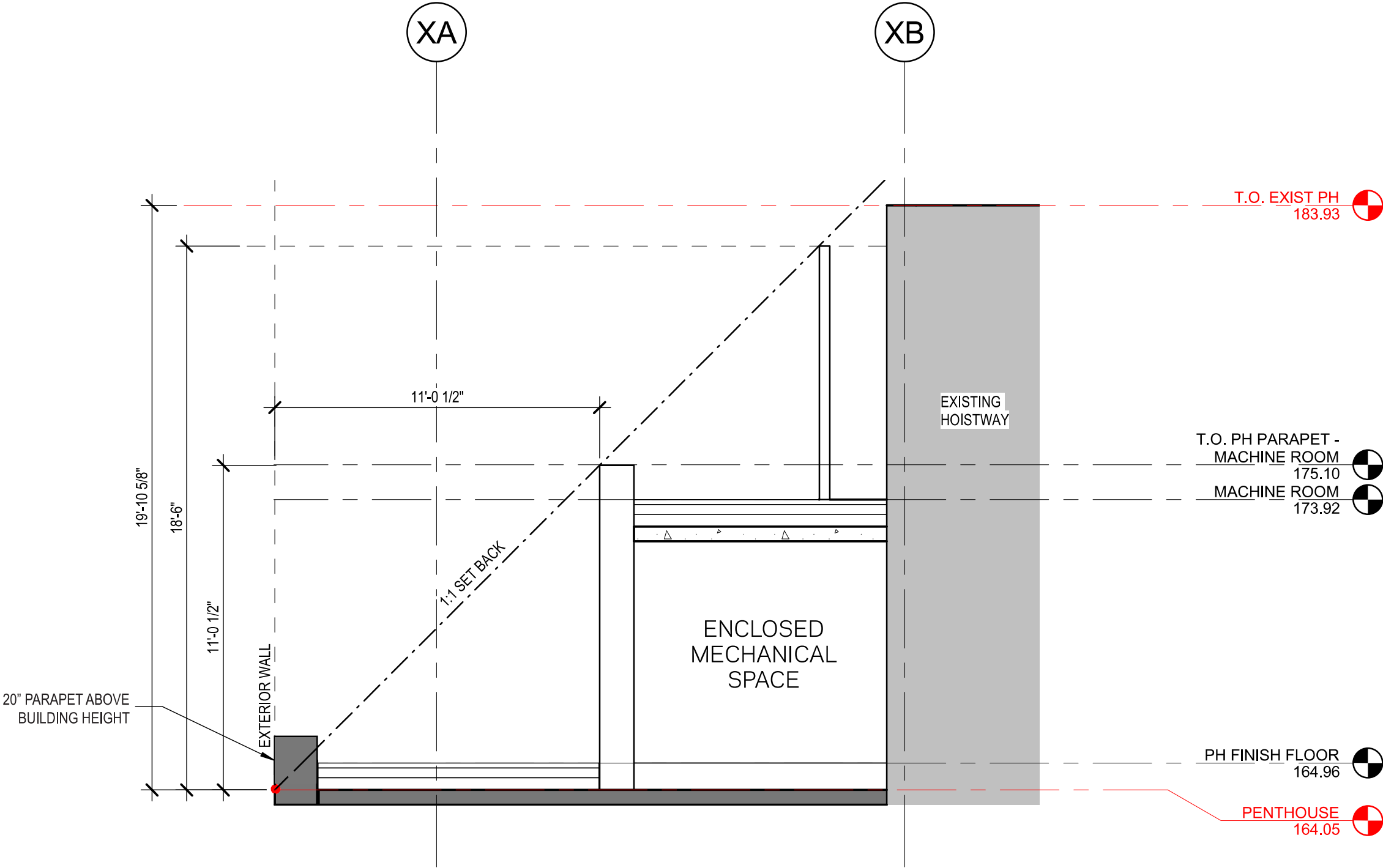


DIAGRAM 4 - PH LEVEL SET BACK AT EXISTING ELEVATOR HOISTWAY

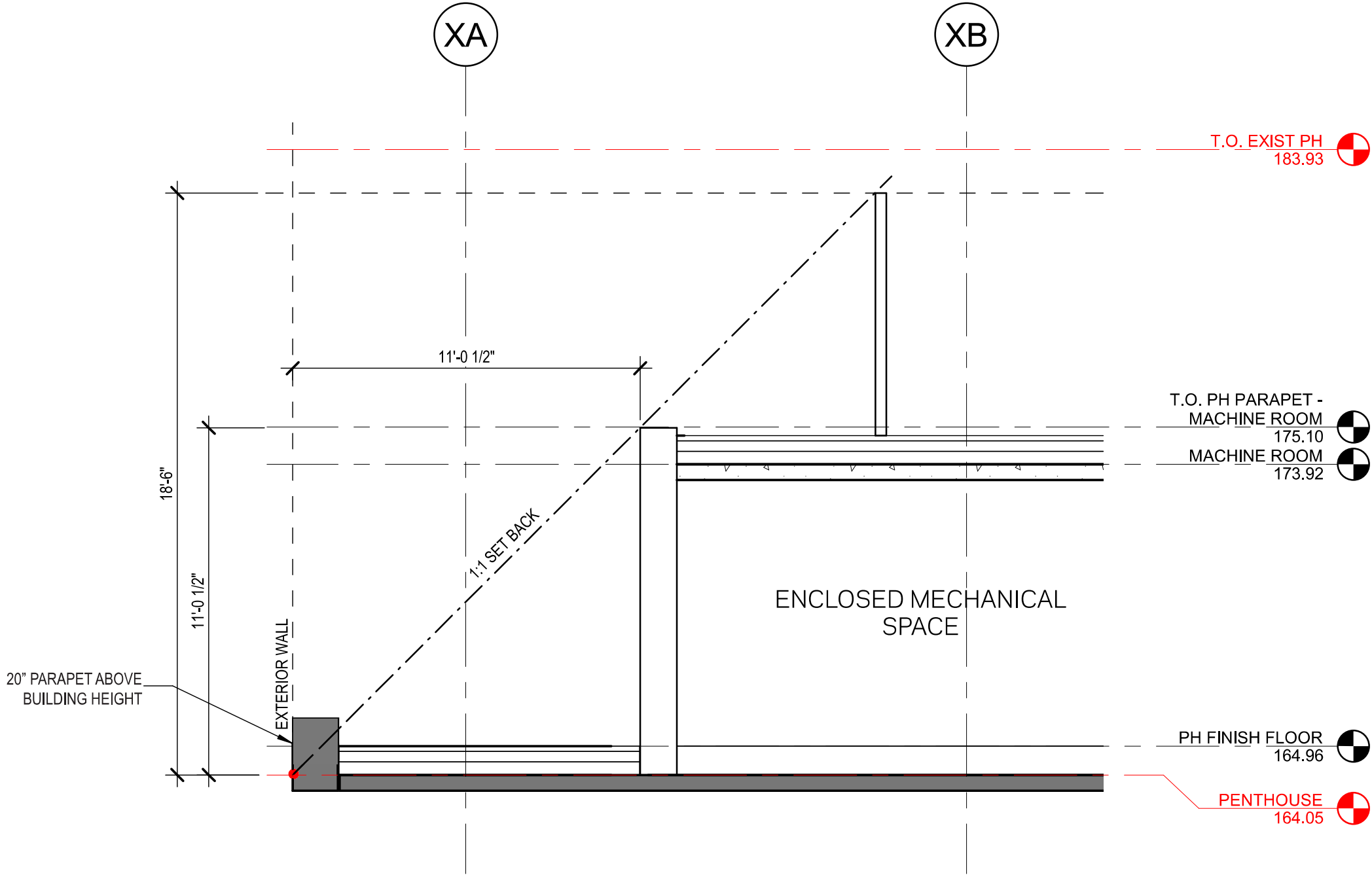


DIAGRAM 5 - PH LEVEL SET BACK AT ENCLOSED MECH AREA (11' - 0 1/2" HEIGHT) AND MECH SCREEN WALL (18' - 6") HEIGHT

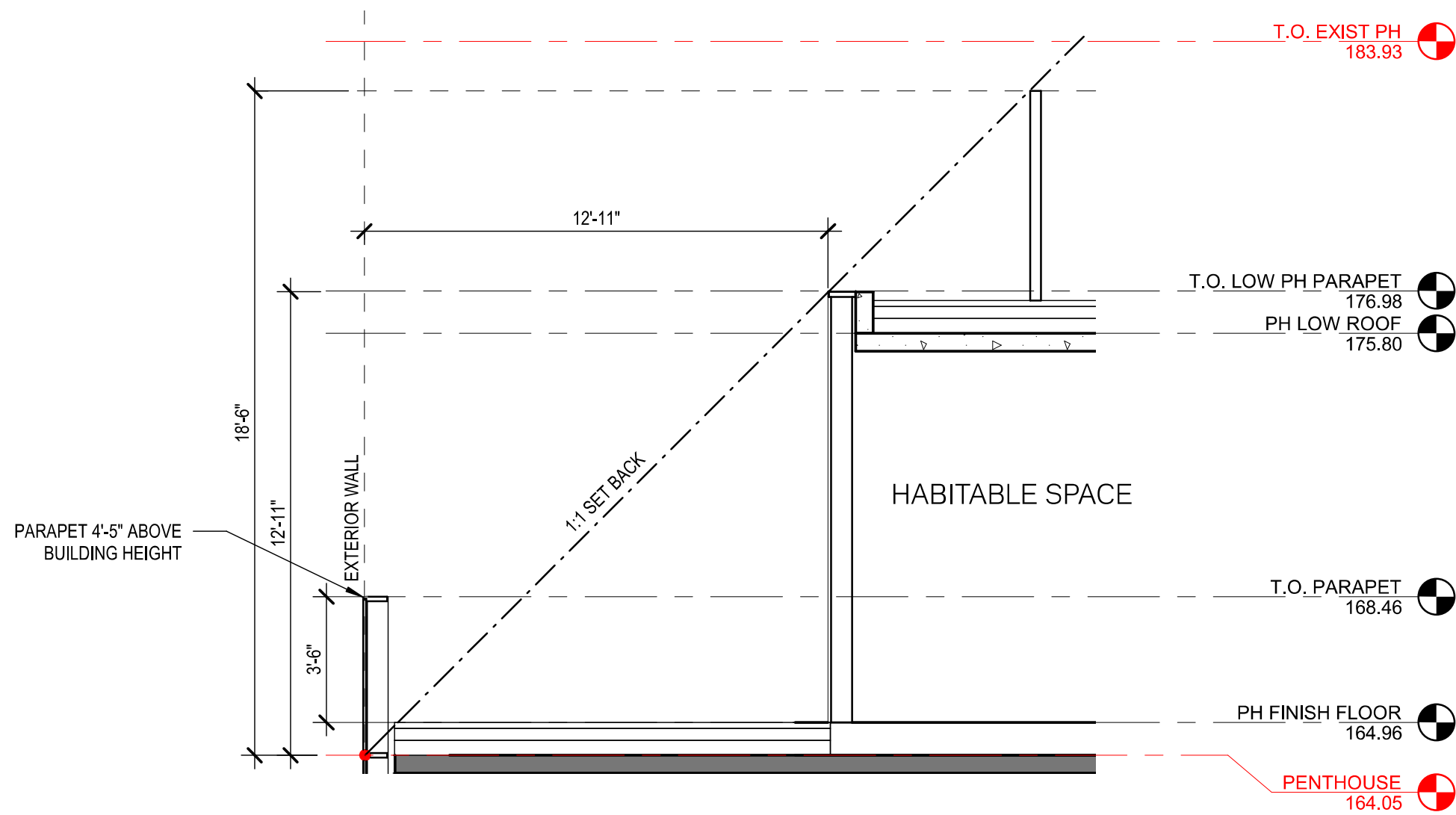


DIAGRAM 6 - PH LEVEL SET BACK AT HABITABLE SPACE (12' - 11" HEIGHT) AND MECH SCREEN WALL (18' - 6") HEIGHT

